

056.A

0001

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel  
233,900 / 233,900

USE VALUE:

233,900 / 233,900

ASSESSED:

233,900 / 233,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		OLD COLONY LN, ARLINGTON

OWNERSHIP		Unit #:	9
Owner 1:	OLD COLONY REALTY PARTNERS LLC		
Owner 2:			
Owner 3:			

Street 1:	60 PLEASANT ST #G12
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02476	Type:	
---------	-------	-------	--

PREVIOUS OWNER	
Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 655 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	
	water
	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
LT Factor	
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	6039
-----	-------	---	---------	------	---	----	------	------

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	233,900			233,900		149814
							GIS Ref
							GIS Ref
							Insp Date
							11/30/17

Total Card	0.000	233,900		233,900	Entered Lot Size
Total Parcel	0.000	233,900		233,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	357.10	Land Unit Type:
			/Parcel:	357.10	

Total Card / Total Parcel  
233,900 / 233,900

!4660!

**USER DEFINED**

Prior Id # 1:	149814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 00:55:02
Prior Id # 2:	
Prior Id # 3:	
LAST REV	Date Time
04/26/18	11:44:25
mmcmakin	
4660	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CARR DAVID W/EX	61727-310	5/2/2013	Mult Lots
WILFERT DAVID P	61727-298	5/2/2013	Mult Lots
	20896-277	12/1/1990	275,000
			No No L

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/30/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

